

Date: October 22, 2013

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Donald F. Greeley, Director, Water Management
Subject: Contract FR-2: Mist Lake Water Management Facility – Site Repairs

Executive Summary

The Department of Water Management received bids on September 26, 2013 for Contract FR-2: Mist Lake Water Management Facility – Site Repairs. The proposed project consists of repairing or replacing damaged curb and gutter, concrete parking and sidewalk areas at Water Management's facility on Mist Lake Drive. The proposed contract will also address site drainage issues and repair an underground vault. These repairs are badly needed and should be addressed right away. The scope of the project was selected from short- to long-term alternatives, and is considerate of the work and timing associated with upcoming facility expansion. Heery International staff, the consultants developing the Mist Lake Master Plan, has reviewed the Facility Site Repair project and concurs with the assessment. The bid received from Lanier Construction Company, Inc. is the lowest responsive and responsible bid.

Recommendation

The Department recommends that the City Council:

1. Authorize the City Manager to execute a contract with Lanier Construction Company, Inc. for Contract FR-2: Mist Lake Water Management Facility – Site Repairs for \$229,672.50.
2. Establish a contingency fund for the contract in the amount of \$20,327.50 and
3. Authorize the City Manager to negotiate and execute change orders for the contract provided that the cost of all change orders does not exceed \$20,327.50 and the total project cost does not exceed \$250,000.00.

Background

The Department of Water Management's administration, maintenance and other support divisions/programs currently occupy the facility on Mist Lake Drive which was constructed in the 1960's as a manufacturing facility. The site has four concrete parking areas, curb and gutter and sidewalks. The concrete parking lots have cracked in several areas, and chunks of concrete are separating from the parking surface. Concrete curb and gutter is fracturing and falling apart, and existing sidewalks are cracking and allowing water to pond. The proposed repairs will replace the cracked curb and gutter, parking and sidewalk areas and address drainage issues to prevent ponding water. Additionally, an underground vault installed around an existing backflow preventer has gaps forming in the walls, and is no longer watertight. The project includes repairs necessary to close the gaps and prevent water

intrusion into the vault. These repairs will also create a safer work site for employees and visitors.

Short-, medium-, and long-term solutions were considered for the facility's parking lots and sidewalks. However, with work starting for the upcoming Mist Lake facility expansion in a couple years, this project scope reflects repairs needed to address major issues and to maintain safe operating conditions for a 5- to 10-year timeframe.

Heery International, the consultants developing the Mist Lake Master Plan, reviewed the Facility Site Repair project with staff and concurred that many of the less severe items, while still necessary to complete, can be deferred until the Mist Lake Master Plan project begins. This option is significantly less than would be chosen for a long-term (20 to 25 years) solution to the facility's parking and sidewalk needs.

Issues and Analysis

The Department of Water Management formally advertised this project for bid on August 20, 2013. At the bid opening, three bids were received and opened:

| | |
|-----------------------------------|--------------|
| Lanier Construction Company, Inc. | \$229,672.50 |
| Browe Construction Company | \$247,725.00 |
| Sunrock Carolina | \$397,499.92 |

The lowest responsible and responsive bidder is Lanier Construction Company, Inc.

Alternatives

Do not enter in to a contract with Lanier Construction Company, Inc. and defer the necessary repairs to a future facility upgrade contract. Under this alternative, the necessary repairs will be added to a future contract to upgrade the Water Management facility. This future contract is still in the master planning stage, and construction is unlikely to begin for at least two years. The condition of the areas in need of repair is deteriorating, and repairs are needed soon to prevent parking disruptions and accidents/injuries to employees and visitors due to poor condition of sidewalks.

Financial Impact

Funds for this contract are budgeted in the Facility Paving Project in the City's Capital Improvement Program. There are currently funds available for this contract:

| | |
|--------------------------------------|---------------|
| 4100P761-731000-P2112 (Construction) | \$ 229,672.50 |
| 4100P761-731900-P2112 (Contingency) | \$ 20,327.50 |

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by Lanier Construction Co., Inc., Snow Hill, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are 8% MSDBE and 3% WSDBE. It was determined that Lanier Construction Co., Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

Lanier Construction Co., Inc. is a certified MSDBE with the City of Durham and will be performing 95% of the work. Lanier Construction Co., Inc. will subcontract to the following certified firm:

| Firm | ID | City/State | Amount | % of Contract |
|--------------------------------|-----------|-------------------|---------------|----------------------|
| Cruz Brothers Concrete, Inc. * | SDBE | Graham, NC | \$11,490 | 5% |

*Cruz Brothers Concrete, Inc. is a certified SDBE with the City of Durham and can therefore be used to meet the WSDBE goal for this project.

The MSDBE and WSDBE goals were both met and exceeded.

WORKFORCE STATISTICS

The workforce statistics for Lanier Construction Co., Inc. are as follows:

| | | |
|-----------------|----|-----|
| Total Workforce | 24 | |
| Total Females | 2 | 8% |
| Total Males | 22 | 92% |
| Black Males | 19 | 79% |
| White Males | 2 | 8% |
| Other Males | 1 | 5% |
| Black Females | 2 | 8% |
| White Females | 0 | 0% |
| Other Females | 0 | 0% |

Attachments

Construction contract
EO/EA Compliance Memo
Project Photos